

SNAPSHOT of HOME Program Performance--As of 03/31/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**	
					Group	C Overall
Program Progress:				PJs in State: 38		
% of Funds Committed	94.41 %	95.76 %	21	97.21 %	27	28
% of Funds Disbursed	90.07 %	90.49 %	23	90.53 %	39	40
Leveraging Ratio for Rental Activities	0.59	4.36	23	4.97	13	9
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	82.79 %	1	85.01 %	100	100
% of Completed CHDO Disbursements to All CHDO Reservations***	79.09 %	65.52 %	17	73.71 %	51	54
Low-Income Benefit:						
% of 0-50% AMI Renters to All Renters	100.00 %	76.67 %	1	81.48 %	100	100
% of 0-30% AMI Renters to All Renters***	69.23 %	39.56 %	9	45.54 %	81	0
Lease-Up:						
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	99.24 %	1	96.14 %	100	100
Overall Ranking:			In State: 12 / 38		Nationally: 65	
HOME Cost Per Unit and Number of Completed Units:						
Rental Unit	\$36,310	\$17,624		\$28,248	13 Units	4.00 %
Homebuyer Unit	\$12,788	\$10,325		\$15,487	235 Units	71.90 %
Homeowner-Rehab Unit	\$50,280	\$31,910		\$0	73 Units	22.30 %
TBRA Unit	\$51,997	\$3,622		\$3,211	6 Units	1.80 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Denton TX

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$57,625	\$90,071	\$61,939
State:*	\$59,634	\$63,594	\$34,559
National:**	\$101,183	\$78,322	\$24,013

CHDO Operating Expenses:
(% of allocation)

PJ: 1.6 %
National Avg: 1.2 %

R.S. Means Cost Index: 0.77

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	84.6	39.1	27.4	100.0	Single/Non-Elderly:	15.4	21.7	12.3	0.0
Black/African American:	7.7	7.7	47.9	0.0	Elderly:	7.7	0.0	45.2	100.0
Asian:	0.0	1.3	0.0	0.0	Related/Single Parent:	69.2	17.0	20.5	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	0.0	53.6	21.9	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	7.7	7.7	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.0	0.0					
Asian/Pacific Islander:	0.0	0.4	0.0	0.0					
ETHNICITY:									
Hispanic	7.7	51.5	24.7	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	30.8	16.6	26.0	100.0	Section 8:	23.1	0.0 [#]		
2 Persons:	15.4	19.1	26.0	0.0	HOME TBRA:	15.4			
3 Persons:	46.2	19.6	12.3	0.0	Other:	61.5			
4 Persons:	7.7	20.9	13.7	0.0	No Assistance:	0.0			
5 Persons:	0.0	14.5	12.3	0.0					
6 Persons:	0.0	5.1	6.8	0.0					
7 Persons:	0.0	2.1	2.7	0.0					
8 or more Persons:	0.0	2.1	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				9

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Denton State: TX Group Rank: 65
 (Percentile)
 State Rank: 12 / 38 PJs Overall Rank: 0
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 79.77%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 57.73%	79.09	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	100	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.23%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.200	1.46	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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